

ZONING BOARD OF APPEALS DECISION GRID
March 25, 2010

CASE #	ADDRESS	RECORD OF VOTE
V-044-09-10	171-175 Genesee Street	Grant w/Condition 5-0-0
V-023-09-10	3885 Lake Avenue	Grant w/condition 5-0-0
V-043-09-10	713-729 Lake Avenue	Deny 0-5-0
V-048-09-10	83 Laburnam Crescent	Deny 0-5-0
V-049-09-10	938 St. Paul Street	Grant w/condition 5-0-0
V-050-09-10	55 Oliver Street	Deny 0-5-0
V-051-09-10	643 Emerson Street	*See comments below
V-052-09-10	24 Wellington Avenue	Grant w/condition 4-1-0
V-053-09-10	162 Waring Road	*See comments below
V-036-09-10	641-645 Park Avenue	*See comments below

CONDITIONS

171-175 Genesee Street/V-044-09-10:

The variance was granted on condition that landscaping be installed beneath the proposed sign.

3885 Lake Avenue/V-023-09-10

The variance was granted to legalize a 51.66 sq. ft. (16 ft. 4 in. high) detached sign; two (2) Valero canopy signs (18 sq. ft. each); two (2) Valero gestures (3.5 sq. ft. each); one (1) Valero logo (5 sq. ft.); one (1) attached sign, 48" X 57", for repair shop; and a 3'X10' attached sign for repair shop. The signs were approved on condition that the existing detached sign for car wash and Valero signs on the pumps be eliminated.

938 St Paul Street/V-049-09-10:

The variance was granted to legalize a 2 ft. X 24 ft. attached sign facing St Paul Street. In addition, the Board also waived the size requirements to legalize two (2) signs (8 ft. 4 in. X 3 ft. 4 in. each) attached to the north and south sides of the building only as informational signs for the applicant's comic shop. This means that future business use of the subject building will have rights to the 2 ft. X 24 ft. sign but not the two informational signs.

24 Wellington Avenue/V-052-09-10:

The variance was granted on condition that landscaping (plantings) be installed along the sides of the proposed driveway and that the existing chain link fence be removed from the front yard.

***COMMENTS**

643 Emerson Street/V-051-09-10

Application was adjourned to the April 29, 2010 hearing because additional information is needed from the applicant.

162 Waring Road/V-053-09-10

Application was adjourned to the April 29, 2010 hearing because additional information is needed from the applicant.

641-645 Park Avenue/V-036-09-10

The Board to have further discussion at their April 29, 2010 hearing to clarify the conditions of their January 21, 2010 variance approval for the gallery/sit-down café.